

Land Bank Board of Trustees Meeting

March 15, 2016

City Commission Room, 700 N. Jefferson, Junction City KS 66441

**Mick McCallister
Jim Sands
Phyllis Fitzgerald
Pat Landes
Michael Ryan**

1. 6:45 P.M. - CALL TO ORDER:

2. NEW BUSINESS:

- [a.](#) Consideration of Land Bank Minutes for February 16, 2016 Meeting. (p.2)
- [b.](#) Consideration of the offer from Joseph and Karen Bauer to acquire Lot 1, Block 4, Skyline Drive Addition Unit No. 3 at the southwest corner of Cypress and Shamrock. (p.4)
- [c.](#) Consider the offer from Don Boyer to purchase two Land Bank lots (Lots 1 and 2, Block 2, 14th Street Commons). (p.9)

3. ADJOURNMENT:

Land Bank Board of Trustees Meeting

Backup material for agenda item:

- a. Consideration of Land Bank Minutes for February 16, 2016 Meeting.

JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES

February 16, 2016

6:50 p.m.

CALL TO ORDER

A meeting of the Junction City Land Bank Board of Trustees was held on Tuesday, February 16, 2016 with Chairman Mick McCallister presiding.

The following members of the Land Bank were present: Mick McCallister, Michael Ryan, Pat Landes, Jim Sands and Phyllis Fitzgerald. Staff present was: Allen Dinkel, Cheryl Beatty, and Shawna Settles.

NEW BUSINESS

Land Bank Minutes for December 1, 2015 were presented for consideration. Trustee Landes moved to approve Land Bank Minutes for December 1, 2015, seconded by Trustee Fitzgerald. Ayes: McCallister, Ryan, Landes, Sands and Fitzgerald. Nays: None. Motion carried.

Land Bank Trustees Resolution No. 1-2016 Authorizing the Chair and Secretary to sign the Special Warranty Deed conveying Lots 1 through 12, Block 1, Chisholm Trail Addition of Junction City, Kansas, to R & R Developers, Inc. was presented for consideration. Trustee Ryan moved to approve Resolution No. 1-2016 Authorizing the Chair and Secretary to sign the Special Warranty Deed conveying Lots 1 through 12, Block 1, Chisholm Trail Addition of Junction City, Kansas, to R & R Developers, Inc., seconded by Trustee Sands. Ayes: McCallister, Ryan, Landes, Sands and Fitzgerald. Nays: None. Motion carried.

There was discussion about offering Land Bank Property as an Incentive for Economic Development by Greg Miller, Economic Development Commission.

ADJOURNMENT

Trustee Landes moved, seconded by Trustee Fitzgerald to adjourn at 6:57 p.m. Ayes: McCallister, Ryan, Landes, Sands and Fitzgerald. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 15TH DAY OF MARCH AS THE OFFICIAL COPY OF THE JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES FOR FEBRUARY 16, 2016.

Shawna Settles, Secretary

Mick McCallister, Chairman

Land Bank Board of Trustees Meeting

Backup material for agenda item:

- b. Consideration of the offer from Joseph and Karen Bauer to acquire Lot 1, Block 4, Skyline Drive Addition Unit No. 3 at the southwest corner of Cypress and Shamrock.

City of Junction City
Land Bank Board of Trustees/City Commission
Agenda Memo

March 15, 2016

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning

To: Land Bank Board of Trustees/City Commission & Allen Dinkel, City Manager

Subject: Offer to Acquire Land Bank Lot – Joseph and Karen Bauer – 849 Cypress

Issue: Consideration of the Acceptance of the Offer to Acquire the Land Bank lot (Lot 1, Block 4, Skyline Drive Addition Unit # 3).

Explanation of Issue: The Junction City Land Bank received a written offer from Joseph and Karen Bauer on March 1, 2016, requesting the Land Bank to agree to deed them the platted lot immediately east of their property (Lot 1, Block 4, Skyline Drive Addition Unit # 3), with the only cost to the Bauer's being the costs of closing not to exceed \$250.00. Staff has conferred with Junction City Abstract and Title (JCAT) about the closing costs for a transaction that has no "selling price" associated with it and the indication is the costs would be around \$250.00.

This particular lot, as can be seen by the attached maps and plats, is almost completely encumbered with an easement on which Westar maintains its electric transmission line. As a result, it is virtually impossible for any dwellings or other structures to be constructed. There had been discussions of this being the "logical" way in which to dispose of this lot.

The Land Bank received title to this land because it was a larger part of the property owned by the "developer" associated with the Deer Creek Addition development (JCTD). For whatever reason, JCTD owned this property in its portfolio of property in Junction City that was included in the entirety of the land included in the Tax Sale a few years ago. When all of JCTD's holdings were processed through the Tax Sale, this lot was included. It DOES NOT have any special assessments associated with it, therefore no action will be required by the City on outstanding specials.

Staff Recommendation: Staff recommends the Land Bank accept the offer from Joseph and Karen Bauer on March 1, 2016, requesting the Land Bank to agree to deed them the platted lot immediately east of their property (Lot 1, Block 4, Skyline Drive Addition Unit # 3), with the only cost to the Bauer's being the costs of closing. Staff strongly believes the closing costs should not exceed \$250.00, but does not believe the Land Bank should accept that condition....only that the "grantee" pay all costs associated with the closing. The City Attorney may have more appropriate wording to address this issue.

Suggested Motion:

Trustee _____ moved the Junction City Land Bank Board of Trustees accept the offer from Joseph and Karen Bauer on March 1, 2016, requesting the Land Bank to agree to deed them the platted lot immediately east of their property (Lot 1, Block 4, Skyline Drive Addition Unit # 3), with the only cost to the Bauer's being the costs of closing.

Trustee _____ seconded the motion.

Enclosures:

Offer from Bauer's with aerials and other information on property.

To whom it may concern,

1 March 2016

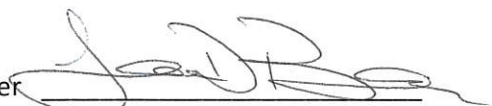
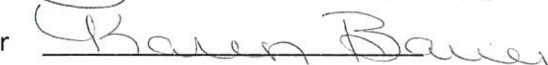
We , Joseph and Karen Bauer , Live at 849 Cypress St Junction City Kansas 66441 and are interested in acquiring the piece of property to the east of our residence on the corner of Cypress and Shamrock that is currently owned by The Junction City Land Bank (Skyline Drive ADD. Unit No 3(S14) D-34A). We also own the property to the immediate west of the land we are attempting to purchase. We are willing and agree to pay the \$250.00 closing cost for the land as discussed with Dave Yearout. If any other information is needed please feel free to contact us.

Joseph Bauer -785-304-6851

Karen Bauer - 785-307-2243

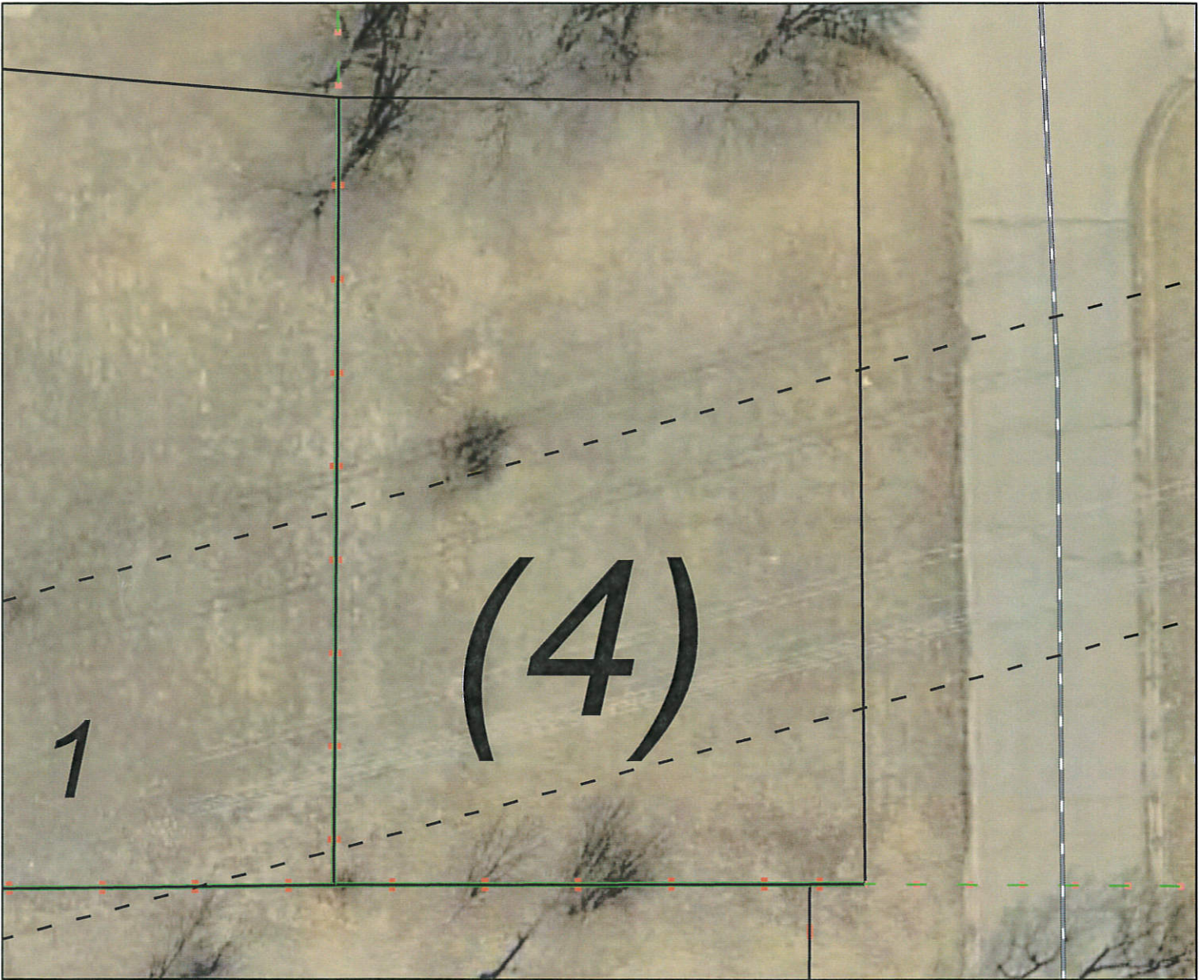
Joseph Bauer

Karen Bauer

RECEIVED
MAR 02 2016
Junction City/Geary County
Planning and Zoning

Junction City Land Bank



SKYLINE DR#3 , BLOCK 4 , Lot 1 , SECTION 14 TOWNSHIP 12 RANGE 05

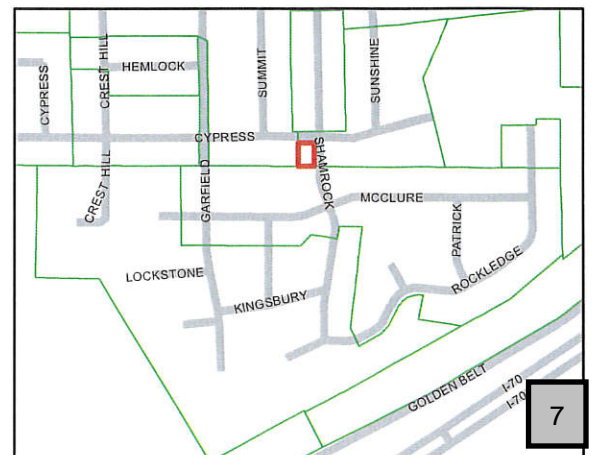


Sq. Ft. 9,631.04

Parcel ID
1161401013001000

Tax ID: 1-01505

Appraised Value: \$14,600.00





Land Bank Board of Trustees Meeting

Backup material for agenda item:

- c. Consider the offer from Don Boyer to purchase two Land Bank lots (Lots 1 and 2, Block 2, 14th Street Commons).

City of Junction City
Land Bank Board of Trustees/City Commission
Agenda Memo

March 15, 2016

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning

To: Land Bank Board of Trustees/City Commission & Allen Dinkel, City Manager

Subject: Offer to Purchase Land Bank Lots – Don Boyer, Sr. – 14th Street Commons

Issue: Consideration of the Acceptance of the Offer to Purchase two Land Bank lots (Lots 1 and 2, Block 2, 14th Street Commons).

Explanation of Issue: The Junction City Land Bank received a written offer from Don Boyer, Sr. on March 11, 2016, to purchase two Land Bank lots in the 14th Street Commons Addition (Lots 1 and 2, Block 2, 14th Street Commons). The offer is to purchase each lot for \$1,000.00, for a total of \$2,000.00.

Mr. Boyer had approached the City last fall about these properties and was informed of the base price of \$5,000.00 per lot, with the specials to be respread upon completion of the sale, and that he homes would be eligible for inclusion in the NRP program. Mr. Boyer discussed the current status of that request on March 10 with Mr. Dinkel and submitted a written offer that was received on March 11.

Mr. Dinkel can discuss the negotiations being conducted with USD 475 about lots in the subdivision that might be used for home construction by the High School students.

The Land Bank Board of Trustees will need to determine whether it wishes to accept an offer significantly less than what has been received for other lots that are “buildable”. Staff has not completely inventoried all the Land Bank lots to determine which might be difficult to market because of constraints such as topography or excessive easements; however, all the lots except the one at Cypress and Shamrock have been buildable. The decision on this request may change the parameters on how Land Bank lots are marketed going forward.

Staff Recommendation: At this point, staff does not believe it is in the best interest to accept an offer this low. Staff believes the “counter offer” should be to sell the lots at \$5,000.00 each. If Mr. Boyer is present he can respond to that “counter offer” and, if a price can be agreed upon, the City Attorney can then prepare a Contract for Purchase. As such, staff recommends the offer be rejected and counter for sale at \$5,000.00 per lot, for a total of \$10,000.00.

Suggested Motion:

Trustee _____ moved the Junction City Land Bank Board of Trustees reject the offer from Don Boyer, Sr., to purchase Lots 1 and 2, Block 2, 14th Street Commons, and counter to sell the lots at \$5,000.00 per lot, for a total of \$10,000.00.

Trustee _____ seconded the motion.

Enclosures:

Offer from Don Boyer, Sr., with aerials and other information on property.

Don Boyer
128 Grant Ave.
Junction City, Ks.
Cell 226-1735
Fax 768-4060

Lot 1, Block 2, 14th Street Commons

March 11, 2016

TO THE CITY OF JUNCTION CITY:

Lot 2, Block 2,

I am offering the city one thousand dollars (\$1000.00) for "Lot 1 Mosher Addition" address 1780 - 14th Street Place Junction City, Ks., and offering one thousand dollars (\$1000.00) for "Lot 2 Mosher Addition" address 1714 - 14th Street Place Junction City, Ks.

We will close and begin construction as soon as the paper work can be completed.

A picture of purposed house to be built is provided by Redel Construction.

Don Boyer



RECEIVED
MAR 11 2016

Junction City/Geary County
Planning and Zoning

[ADVANCED SEARCH](#)

[ARCHITECTURAL STYLES](#)

[BROWSE COLLECTIONS](#)

[BUILDING RESOURCES](#)

[TESTIMONIALS](#)

[OUR MAGAZINES](#)

[Home](#) / HWEPL74850

Photographed homes may have been modified from original design. Square footage may or may not include basement area. Please check floor plans carefully.

More From This Designer>

Like 1 Tweet 2 Save 2



PRIMARY STYLE: Traditional
BEDROOMS: 3
BATHS: 2
STORIES: 1
GARAGE BAYS: 2
LIVING AREA: 1,310 sq. ft.
WIDTH/DEPTH: 55' x 43'



[Calculate Cost to Build](#)

[Modify Plan](#)

[SAVED](#)

About this plan

Keywords: Traditional , 3 Bedroom , 1 Story

Primary Style	Traditional	Bedrooms:	3
		Baths:	2
Living Area:	1,310 sq.ft.	Width:	55'
Foundation:	Crawlspace, Slab	Depth:	43'
		Stories:	1
Styles:	Ranch Country Traditional	Garage Bays:	2

Select and Purchase Your Plan

Modifiable Plans

Reproducible Master More Information	\$1,130	I plan to make changes to this design. 80% of people do! Save time and money in the long run.
PDF More Information	\$1,050	
CAD - AutoCAD More Information	\$1,615	

Unmodifiable Plans

5 Copy Construction Set More Information	\$915	I plan to build this design as is.
1 Copy Study Set More Information	\$850	I need to research this more before investing in a set of plans.

[SAVED](#)

[Calculate Cost to Build](#)

[Modify Plan](#)

[BUY !](#)

Terry Redel
Carpenter

Redel Construction Inc.
Over 20+ years experience

Serving
Junction City
Manhattan Areas

redconinc@aol.com
www.deckdesignsonline.com

785-979-8236

Hello, Terry Redel

[My Profile](#)

[Recently Viewed](#)

[Saved Plans](#)

[Saved Searches](#)

[FAQs](#)

[Contact Us](#)

[Print](#)

[Search...](#)



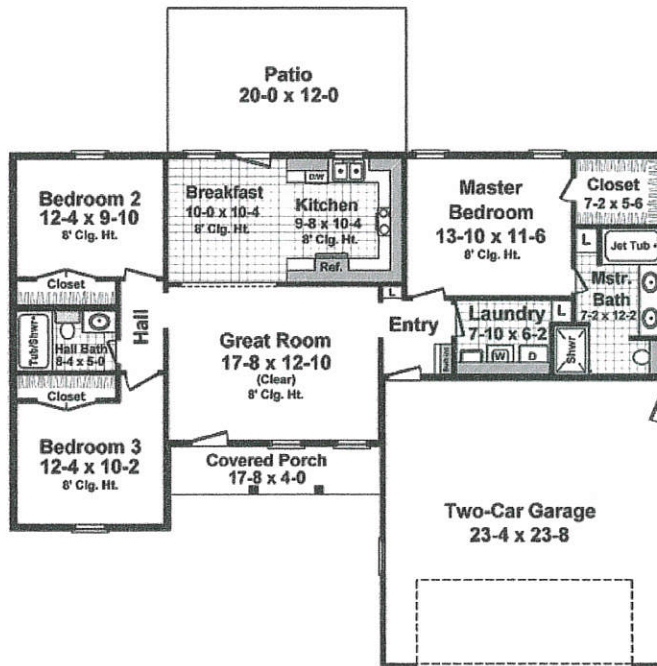
[Blueprints](#) [Plan Detail](#) [Plan Add-Ons](#) [Modify Plan](#) [Testimonials](#) [What's in the Plan?](#)

Blueprints (1)

[PRINT FLOORPLANS \(1\)](#)

LEVEL 1

[view expanded size](#)



Level 1



Join the discussion

0 Comments

Sort by [Oldest](#)



Add a comment...

[Facebook Comments Plugin](#)

Hello, Terry Redel

[My Profile](#)

[Recently Viewed](#)

[Saved Plans](#)

[Saved Searches](#)

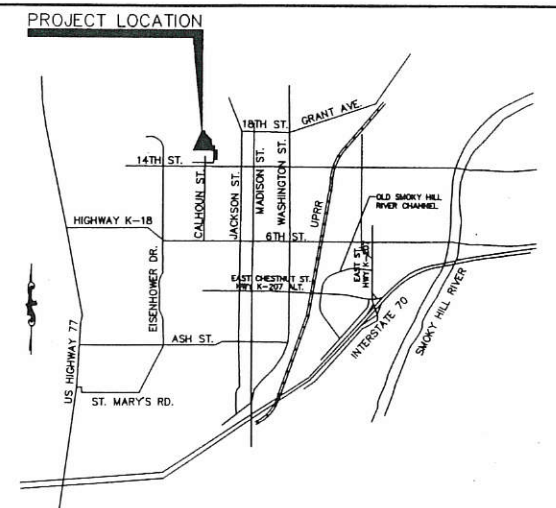
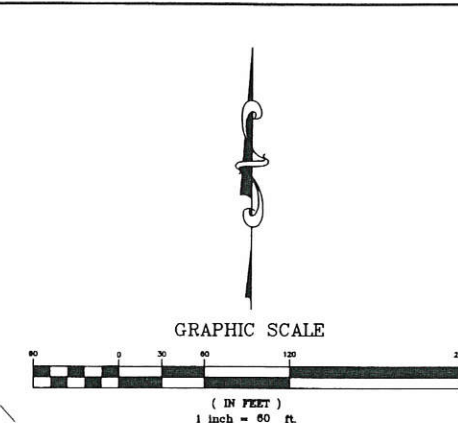
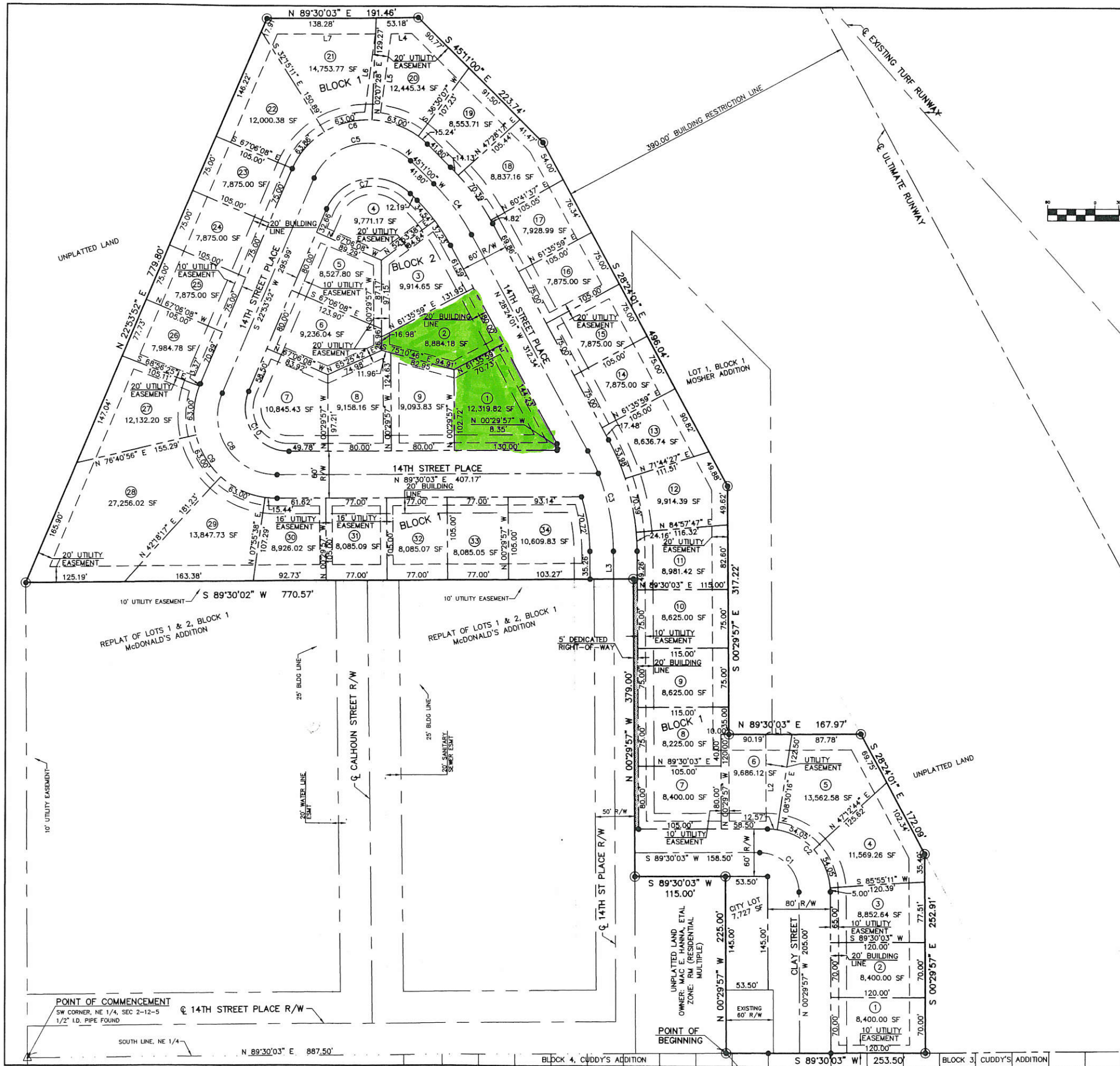
[FAQs](#)

[Contact Us](#)

[Print](#)

[Search...](#)





- LEGEND**
- △ SECTION CORNER FOUND, RECOVERED FROM COUNTY ENGINEERS RECORDS
 - 1/2" X 24" BAR W/ CLS #20 CAP SET IN CONCRETE
 - 1/2" X 24" BAR W/ CLS #20 CAP SET
 - ① LOT NUMBER
 - SF SQUARE FEET

CURVE TABLE						
CURVE	CHORD BEARING	CHORD	LENGTH	TANGENT	RADIUS	DELTA
C1	N 45°29'57" W	70.71'	78.54'	50.00'	50.00'	90°00'00"
C2	N 45°29'57" W	113.14'	125.66'	80.00'	80.00'	90°00'00"
C3	N 14°26'59" W	132.60'	133.92'	68.31'	275.00'	27°54'04"
C4	N 36°47'31" W	80.27'	80.55'	40.57'	275.00'	16°46'59"
C5	S 78°51'26" W	124.30'	146.50'	111.02'	75.00'	111°55'08"
C6	S 78°51'26" W	174.01'	205.10'	155.43'	105.00'	111°55'08"
C7	S 78°51'26" W	107.72'	126.97'	96.22'	65.00'	111°55'08"
C8	S 33°48'03" E	125.37'	148.44'	114.17'	75.00'	113°23'49"
C9	S 33°48'03" E	175.52'	207.81'	159.84'	105.00'	113°23'49"
C10	S 33°48'03" E	91.94'	108.85'	83.72'	55.00'	113°23'49"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°30'03" W	33.25'
L2	S 00°29'57" E	110.00'
L3	N 00°29'57" W	35.26'
L4	S 89°30'03" W	25.89'
L5	S 07°26'44" W	101.07'
L6	N 07°26'44" E	100.07'
L7	S 89°30'03" W	123.88'

FINAL PLAT
14TH STREET COMMONS
A REPLAT OF A PORTION OF
LOT 1, BLOCK 1, MOSHER ADDITION
AND UNPLATTED LAND
AN ADDITION
TO
JUNCTION CITY, KANSAS
KAW VALLEY ENGINEERING, INC.
2319 NORTH JACKSON - PO BOX 1304
JUNCTION CITY, KANSAS 66441
785-782-5040

